



Development Services Department
Environmental Coordinator
450 110th Avenue NE
Bellevue, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPOSAL NAME:	Bryant Pier
LOCATION:	701 Shoreland Dr. SE
FILE NUMBERS:	20-105826-WG
PROPONENT:	Peter L. Bryant
DESCRIPTION OF PROPOSAL: Repair and expansion of an existing pier that includes repair of 16 piles, removal of 11 piles, and replacement of one pile. Two new moorage piles are proposed west of the dock. Eight new piles are proposed associated with the proposed 226 square-foot expansion of the ell that increases the dock to a total 936 square feet. The entire dock surface is proposed to be open grating material. An existing boatlift is proposed to be relocated. A new platform boatlift with open grating is proposed to be installed as well as two lifts for personal watercraft. 293 square feet of native planting on the shoreline is proposed as mitigation.	

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision.

DATE ISSUED: 2/4/2021

APPEAL DATE: 2/18/2021

A written appeal must be filed in the City Clerk's Office by 5 p.m. on the appeal date noted above.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

Issued By: *Heidi Bedwell, Planning Manager* **for**
Elizabeth Stead, Environmental Coordinator
Development Services Department

Date: February 4, 2021



City of Bellevue
Development Services Department
Land Use Staff Report

Date of Receipt by Ecology:

**SHORELINE MANAGEMENT ACT
DECISION ON SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT**

File Number:	20-105826-WG
Proposal Name:	Bryant Pier
Proposal Address and Location:	701 Shoreland Dr. SE
Water Body:	Lake Washington
Shoreline Environment Designation:	Shoreline Residential
Proposal Description: Land Use review of a Shoreline Substantial Development Permit to repair and expand an existing 713 square-foot pier associated with a single-family residence. The proposal includes repair of 16 piles, removal of 11 piles, and replacement of one pile. Two new moorage piles are proposed west of the dock. Eight new piles are proposed associated with the proposed 226 square-foot expansion of the ell that increases the dock to a total 936 square feet. The entire dock surface is proposed to be open grating material. An existing boatlift is proposed to be relocated. A new platform boatlift with open grating is proposed to be installed as well as two lifts for personal watercraft. 293 square feet of native planting on the shoreline is proposed as mitigation.	
Applicant: <input checked="" type="checkbox"/> Applicant owns property Peter L. Bryant, 701 Shoreland Dr. SE, Bellevue, WA 98004	
Applicant Representative: Kelsey Meyer, Seaborn Pile Driving Co, 1080 W Ewing St. Bldg. B, Seattle, WA 98119, 206-360-1700, permits@seabornpiledriving.com	
Application Date:	April 14, 2020
Notice of Application Date:	April 30, 2020
Notice of Decision Date:	February 4, 2021

SEPA Determination:

Determination of Non-Significance

SEPA Appeal Deadline:

March 18, 2021

By: Heidi Bedwell, Planning Manager for
Elizabeth Stead, Environmental Coordinator
Development Services Department

Decision on SSDP:

Approval with Conditions

By: Heidi Bedwell, Planning Manager for
Michael A. Brennan, Director
Development Services Department

The appeal period for a Shoreline Substantial Development Permit is 21 days from the "date of filing" with the Department of Ecology, as defined in RCW 90.58.140(6) and WAC 173-27-130. Appeal of the decision must be made to the Washington State Shoreline Hearings Board.

This permit is granted pursuant to the Shoreline Management Act of 1971 and nothing in this permit shall excuse the applicant from compliance with any other federal, state or local statutes, ordinances or regulations applicable to this project, but not inconsistent with the Shoreline Management Act (Chapter 90.58 RCW).

This permit may be rescinded pursuant to RCW 90.58.140(8) in the event the permittee fails to comply with the terms and conditions hereof. This permit approval will expire within two years of the date of filing unless the construction, use, or activity pursuant to this permit is commenced. Final expiration of this permit approval is five years from the date of filing. Request for extension of expiration is subject to LUC 20.25E.250.E.6.

Construction pursuant to this permit will not begin or is not authorized until twenty-one (21) days from the date of filing or until all review proceedings initiated within twenty-one (21) days from the date of such filing have terminated; except as provided in RCW 90.58.140(5) (A) (B) (C) (D).

CONTENTS

I.	Proposal Description.....	3
II.	Site Description, Zoning, Land Use Context and Shoreline Environment and Functions.....	3
III.	Consistency with Land Use Code Requirements.....	5
IV.	Public Notice and Comment.....	7
V.	Summary of Technical Reviews.....	8
VI.	State Environmental Policy Act (SEPA).....	8
VII.	Changes to Proposal Due to Staff Review	9
VIII.	Decision Criteria	9
IX.	Conclusion and Decision	10
X.	Conditions of Approval	11

Attachments to this Decision

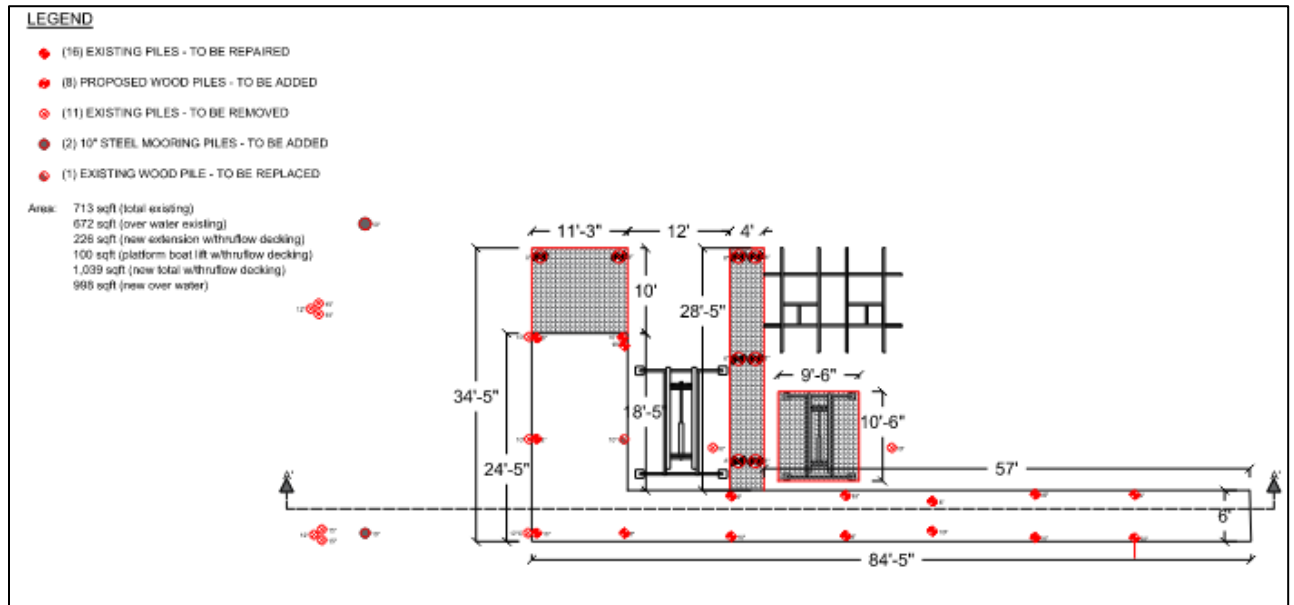
Project Plans
SEPA Determination of Non-Significance

See project file for all submitted documents and forms.

I. Proposal Description

The proposal is to repair and expand an existing 713 square-foot pier associated with a single-family residence. The proposal includes repair of 16 piles, removal of 11 piles, and replacement of one pile. Two new moorage piles are proposed west of the dock. Eight new piles are proposed associated with the new 226 square-foot expansion of the ell that increases the dock to a total 936 square feet. The entire dock surface is proposed to be converted to open grating material. An existing boatlift is proposed to be relocated to the north side of the pier. A new platform boatlift with open grating is proposed as well as two lifts for personal watercraft on the north side of the pier. Proposal includes 293 square feet of native planting on the shoreline as mitigation to meet requirements for no net loss of shoreline ecological function. These improvements require a Shoreline Substantial Development Permit as they exceed the cost for new construction. **See Attachment 1 for project plans and Figure 1 below for the existing and proposed dock.**

Figure 1

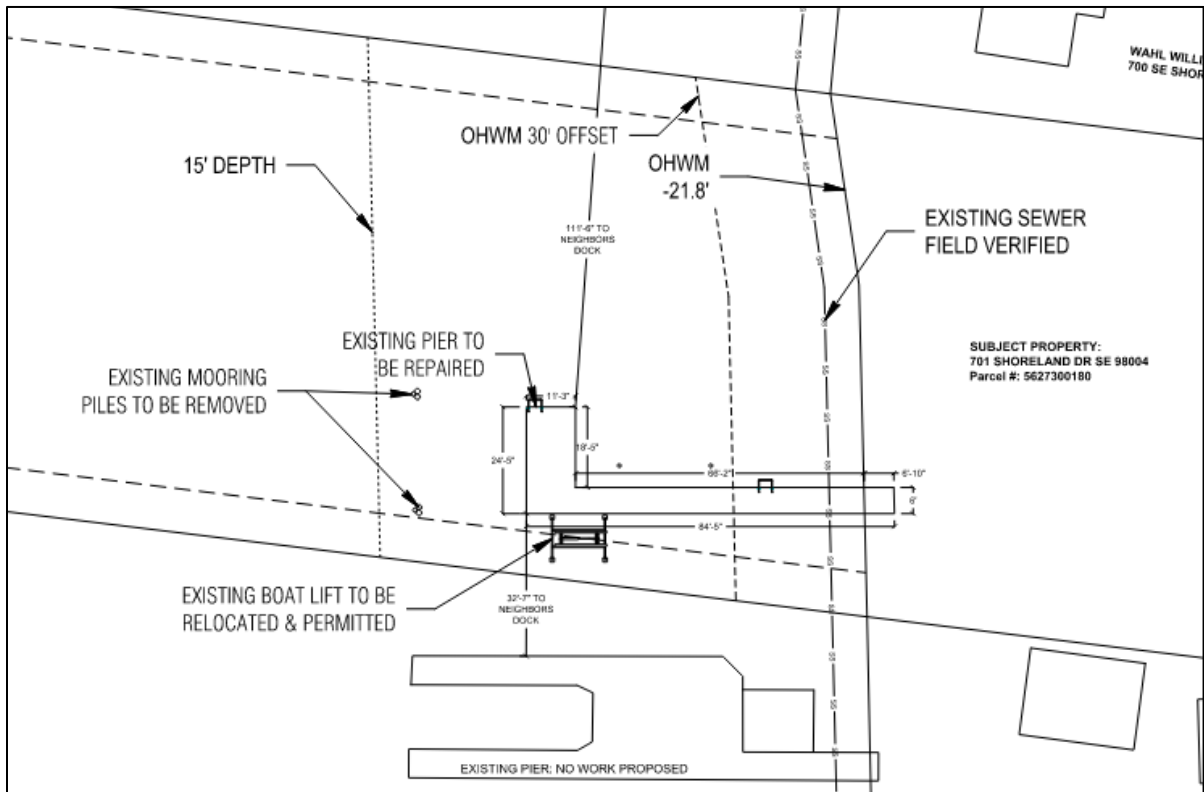


II. Site Description, Zoning, Land Use Context and Shoreline Environment and Functions

A. Site Description

The site is located on Lake Washington and has an existing single-family residence with associated dock. The site has a shoreline environment designation of SR, Shoreline Residential. All work is proposed in the lake Aquatic environment with the exception of the proposed planting. There is one existing boatlift that is proposed to be relocated to the north side of the dock in order to comply with the 10-foot setback from the south property line. Existing vegetation along the shoreline primarily consists of lawn and ornamental landscaping which will remain as well as one large beech tree. **See Figure 2 for existing site condition.**

Figure 2



B. Zoning and Land Use Context

The property is zoned R-2.5, a single-family residential zoning district. Surrounding properties are zoned R-2.5 and R-1.8 and developed with single-family residences and docks. The property has a Comprehensive Plan Land Use Designation of SF-M (Single Family Medium Density). The project is consistent with this land use designation.

C. Shoreline Environment and Functions

The proposal includes work that is in the Shoreline Residential shoreline environment designation and Aquatic environment. Per LUC 20.25E.010, the shoreline residential environment is to accommodate single or multifamily residential development and appurtenant structures. A shoreline residential environment designation is assigned to Bellevue shorelands which are predominantly characterized by residential development or are planned for residential development and exhibit moderate to low levels of ecological functions because of historic shoreline modification activities. An aquatic environment designation is assigned waterward from the OHWM to the City of Bellevue jurisdictional limit.

Shorelines provide a variety of functions including shade, temperature control, water purification, woody debris recruitment, channel, bank and beach erosion, sediment delivery, and terrestrial-based food supply (Gregory et al. 1991; Naiman et al. 1993; Spence et al. 1996). Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control and water quality, economic resources, and recreation, among others. Each function is a product of physical, chemical, and biological processes at work within the overall landscape. In lakes, these processes take place within an integrated system (ecosystem) of coupled aquatic and riparian habitats (Schindler and Scheuerell 2002). Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values.

III. Consistency with Land Use Code Requirements

A. Zoning District Dimensional Requirements:

No upland structures are proposed that are subject to zoning requirements.

B. Shoreline Overlay District LUC 20.25E.065:

The property has frontage along Lake Washington and is within the Shoreline Overlay District which regulates areas within 200-feet of the Ordinary High Water Mark of shorelines identified in LUC 20.25E and the City's Shoreline Master Program. The Shoreline Overlay District regulations (LUC 20.25E) allow residential moorage facilities provided the applicable performance standards in LUC 20.25E.065 are met.

i. Consistency with LUC 20.25E.065.H

Each application for a new or reconfigured residential dock shall comply with the requirements in LUC 20.25E.065.H.4 or as amended by approval from the US Army Corps of Engineers under Section 404 or Section 10 or by the Washington Department of Fish and Wildlife HPA

as follows:

Dock Location: Lake Washington		
Development Standard	Required by LUC 20.25E.065	Proposed Standards
Number of Docks Allowed	1 per residential lot	1 proposed
Dock Side Setback	10' or as established per mutual agreement	Complies Existing boatlift to be relocated
Maximum Dock Length	150'	Complies
Maximum Dock Size	480 square feet	936 square feet Approval through Federal Permit
Maximum Walkway Width	4' within 30' of OHWM 6' beyond 30' from OHWM	Existing 6' width to remain Approval through Federal Permit
EII Location vs Depth	30' waterward of OHWM or at least 9' of water depth	Complies
Mooring Piles	2 per lot	2 proposed
Decking	Grated	Open Grating Proposed
Number of Lifts	4 allowed per lot	4 Lifts Total One existing, one platform lift, two watercraft lifts

ii. General Requirements Applicable to all Residential Docks

- a. **Dock Materials.** Environmentally neutral materials approved by the Environmental Protection Agency for use in aquatic environments shall be used. No materials treated with known toxic preservatives is allowed. Dock materials shall not be treated with pentachlorophenol, creosote, chromate copper arsenate (CCA) or comparably toxic compounds. Preservative and surface treatments are limited to products approved for use in aquatic environments and must be applied according to label directions. Construction hardware that comes into contact with water either directly, or through precipitation that causes discharges either directly or indirectly into surface waters shall not be

susceptible to dissolution by corrosion.

- b. Dock Lighting.** Dock lighting for the purpose of illuminating the dock surface for safety is allowed when the illuminating fixtures are limited to the minimum height necessary above the dock surface, or screened to provide the intended function of walkway illumination, without allowing light emissions to spill outside of the dock surface.

Finding: The proposal will comply with dock material requirements. No lighting is proposed.
See Conditions of Approval regarding building permit submittal in Section X of this report.

iii. No Net Loss of Ecological Function

Deviation from the prescriptive dock standards in LUC 20.25E.065.H is allowed through Federal and State permit review. However, the deviation is not covered by the presumption of no net loss of ecological function that applies to projects following the prescriptive standards of LUC 20.25E. Applicants that choose to exceed the standards for docks must demonstrate that their proposal results in no net loss based on mitigation provided as part of the proposal. The applicant provided an Ecological No Net Loss Assessment Report prepared by Northwest Environmental Consulting. The proposal includes measures that meet the existing code requirements as well as 293 square feet of shoreline planting to improve the existing degraded condition of the shoreline. Given the lack of existing vegetation on the shoreline this planting is sufficient to demonstrate that the proposal results in no net loss of ecological function. The mitigation proposed also demonstrates avoidance and minimization as the existing pier is maintained and repairs existing piles rather than driving new ones. However, by repairing the existing piles and pier the existing pier width is also maintained. All new dock expansion is proposed more than 30 feet from the OHWM which minimizes the impact. The proposed planting is to be maintained and monitored for five years as proposed in the submitted no net loss report. This planting may be included as part of the maintenance and monitoring of other mitigation on the property that is required under separate approvals for house and site improvements. **See Conditions of Approval regarding mitigation planting in Section X of this report.**

IV. Public Notice and Comment

Application Date: April 14, 2020
Public Notice Date: April 30, 2020
30-Day Comment Period End: June 1, 2020

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on April 30, 2020. It was mailed to property owners within 500 feet of the project site. Comments were submitted by the neighbor to the south, Mr. Vowels, regarding proposed boat lift location on the south side of the dock as well as comments regarding navigation and access to the Bryant dock as well as his own dock due to close proximity.

The proposed boatlift that was proposed south of the dock was relocated to the north of the dock in order to comply with the required 10-foot setback from the property line between the Bryant and Vowels property. The intent of this setback is to ensure no encroachments from structures as well as to allow some area for navigation. Each property is required to have a 10-foot setback which in total, creates a 20-foot wide area between all structures and lifts for access and navigation. The proposed dock and boatlifts comply with the 10-foot setback from the property line shared with the Vowels property. There is no other requirement in the Land Use Code that addresses navigability or requires a greater setback or limits potential boat sizes that may use a dock.

V. Summary of Technical Reviews

A. Clearing and Grading

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards and approved the application.

B. Utilities

The Utilities Department has reviewed the proposed site development for compliance with Utility codes and standards and approved the application.

VI. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

A. Earth, Air, and Water

No dredging, withdrawals, diversions, or discharges are anticipated from the proposal. The lakebed will be disturbed from removal and installation of new piles associated with the expanded dock areas and placement of boatlifts. The site will be required to utilize best management practices to contain sediment. Work will also be done during the allowed in-water work window to prevent disturbance to juvenile salmon.

B. Animals

Chinook salmon, bull trout, and steelhead are found in Lake Washington. Provided that it meets City standards, the proposal is allowed. Fish species and their habitat will be protected during

the project construction through the timing of in-water work. The applicant will be required to receive State and Federal permit approval and all in-water work is required to occur within the construction window as established by the agencies to minimize or avoid impacts to fish and wildlife. **See Conditions of Approval regarding in-water work and additional agency permitting in Section X of this report**

C. Plants

Existing vegetation on the shoreline is sparse, consisting of lawn, ornamental plants, and a large non-native beech tree. As mitigation in order to demonstrate no net loss as discussed previously in this report, the application will be planting 293 square feet of native vegetation which includes two western red cedars, one shore pine, and a number of larger shrubs. See planting plan for full planting details which is included in the project plans as reference document 1.

VII. Changes to Proposal Due to Staff Review

The applicant was required to revise their plans to remove a proposed floatplane lift, demonstrate no net loss of ecological function, and provide mitigation.

VIII. Decision Criteria

LUC 20.25E.160.D Shoreline Substantial Development Permit – Decision Criteria

The Director may approve, or approve with modifications a Shoreline Substantial Development Permit if:

- 1. The proposal is consistent with the policies and procedures of the Shoreline Management Act;**
Finding: As evaluated, the proposal is consistent with applicable policies and procedures of the Shoreline Management Act (SMA). The SMA includes broad policies that give priority to water-dependent uses and activities and single-family residences are specifically identified as a preferred use.
- 2. The proposal is consistent with the provisions of Chapter 173-27 WAC;**
Finding: The proposal is consistent with 173-27 WAC.
- 3. The proposal is consistent with the SMP;**
Finding: As evaluated in Section III of this report, the applicant has submitted project plans that demonstrate the proposal's consistency with the policies and procedures of the Shoreline Management Program (SMP).
- 4. The proposal will be served by adequate public facilities including streets, fire protection, and utilities;**
Finding: The proposed lifts and dock expansion do not alter existing service of public facilities to the property.

5. The proposal is consistent with the Bellevue Comprehensive Plan;

Finding: Shoreline Management Goal 6. To recognize existing residential uses and to regulate new residential construction within the intent of shoreline policies.

The proposal is consistent with the City of Bellevue Shoreline Comprehensive Plan policies SH-3, SH-18, SH-90, and SH-93.

POLICY SH-3. *Locate and design uses and development to minimize interference with surface navigation, to consider impacts to public views, and to allow for the safe, unobstructed passage of fish and wildlife and material necessary to create or sustain their habitat, particularly those species dependent on migration*

POLICY SH-18. *Give preference to residential and water dependent, water-enjoyment, and water-related uses (in that order) when the use, activity, or development preserves shoreline ecological functions and processes or, where necessary, mitigates impacts to water quality, fish and wildlife habitat, and other shoreline functions*

POLICY SH-90. *Allow piers, docks, and floats only for residential or water-dependent uses such as access to pleasure craft, emergency vessels, recreation, commercial uses, and public access.*

POLICY SH-93. *Design and construct new or expanded piers and their components, such as boatlifts and associated fabric canopies, to prevent or minimize impacts on nearshore ecological functions, including aquatic vegetation and fish and wildlife habitat.*

The proposed boatlifts and expanded dock are consistent with this goal to allow residential use of the shoreline, as well as the above policies as this proposal enhances existing residential shoreline recreation, ensures continued surface navigation, and will be constructed with materials and at times suitable for in-water construction to avoid any adverse effect on water quality, vegetation, fish, and wildlife in or near the water.

6. The proposal complies with applicable requirements of the Bellevue City Code.

Finding: As identified in Section III of this report the applicant has submitted project plans that demonstrate the proposal's compliance with the applicable City of Bellevue Codes and Standards.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the installation of a platform lift, relocation of a boatlift, installation of two watercraft lifts, and dock repairs to an existing pier at 701 Shoreland Drive SE. **Approval of this Shoreline Substantial Development Permit does not constitute a permit for construction. A building permit is required, and plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

Note- Expiration of Approval: In accordance with LUC 20.25E.250, the Shoreline Substantial Development Permit automatically expires and is void if the applicant fails to commence construction, use, or activity granted by the shoreline permit within two years of the effective date of the permit unless the applicant has received an extension for the Shoreline Substantial Development Permit pursuant to LUC 20.25E.250.

Permit authorization expires finally, despite commencement of construction, five years after the effective date of the Shoreline Substantial Development Permit unless the applicant has received an extension pursuant to LUC 20.25E.250.

X. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Janey Gwo, 425-452-6190
Utilities – BCC Title 24	Jason Felgar, 425-452-7851
Land Use Code- BCC Title 20	Reilly Pittman, 425-452-4350
Noise Control- BCC 9.18	Reilly Pittman, 425-452-4350

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

- 1. Building Permit Required:** Approval of this Shoreline Substantial Development Permit does not constitute an approval of a building permit. Application for a building permit must be submitted and approved. Plans submitted as part of the building permit application shall be consistent with the activity permitted under this approval.

Authority: Land Use Code 20.25E.160

Reviewer: Reilly Pittman, Development Services Department

- 2. Mitigation Planting:** At least 293 square feet of mitigation planting is required as shown on the submitted planting plan. The planting plan is required to be revised to show all plants to be installed as part of the building permit submittal. This planting must be installed prior to final building inspection of the dock. Maintenance and monitoring of this planting can be incorporated into the plan required for the rest of the planting on the site that is associated with prior approvals.

Authority: Land Use Code 20.25E.060

Reviewer: Reilly Pittman, Development Services Department

- 3. Federal and State Permits:** Federal and state water quality standards shall be met. All required federal and state permits and approvals must be received by the applicant prior to

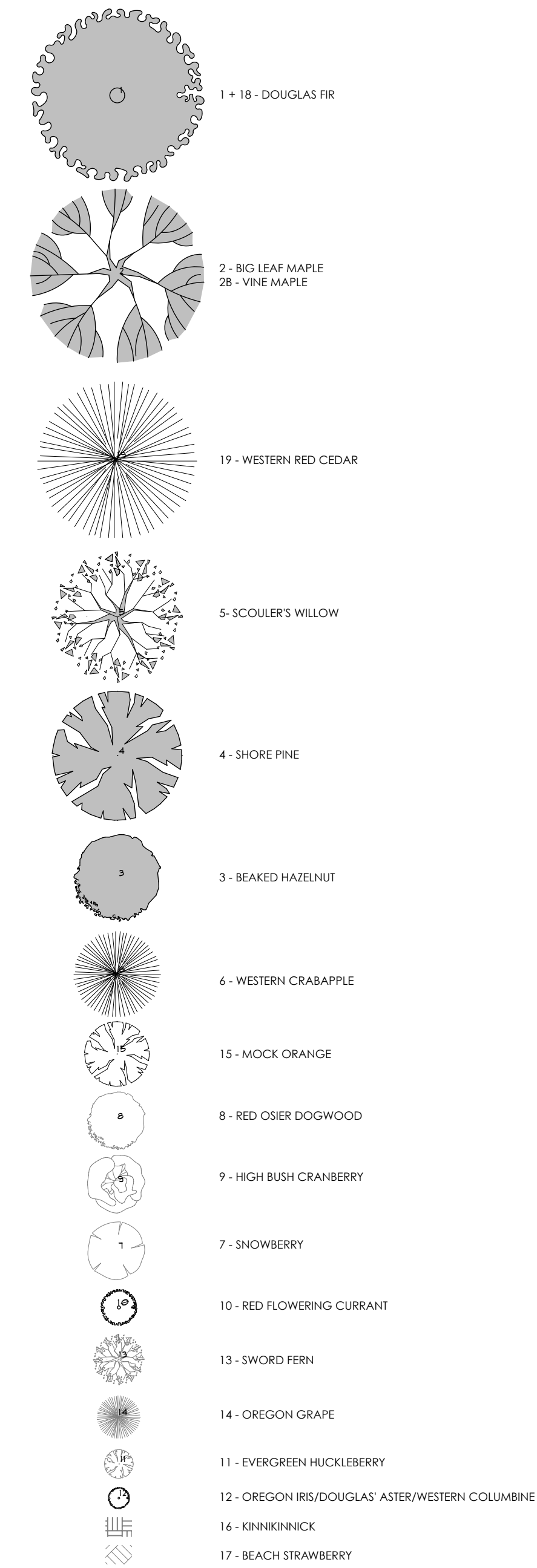
commencement of any work. A copy of the approved federal and state permits is required to be submitted under the building permit application. Any changes required by federal or state review shall be shown on the plans.

Authority: Land Use Code 20.25E.065
Reviewer: Reilly Pittman, Development Services Department

4. **In-Water Work Window:** The US Army Corps of Engineers regulates work windows for when work can occur in Lake Washington and this project shall comply with the approved work window.

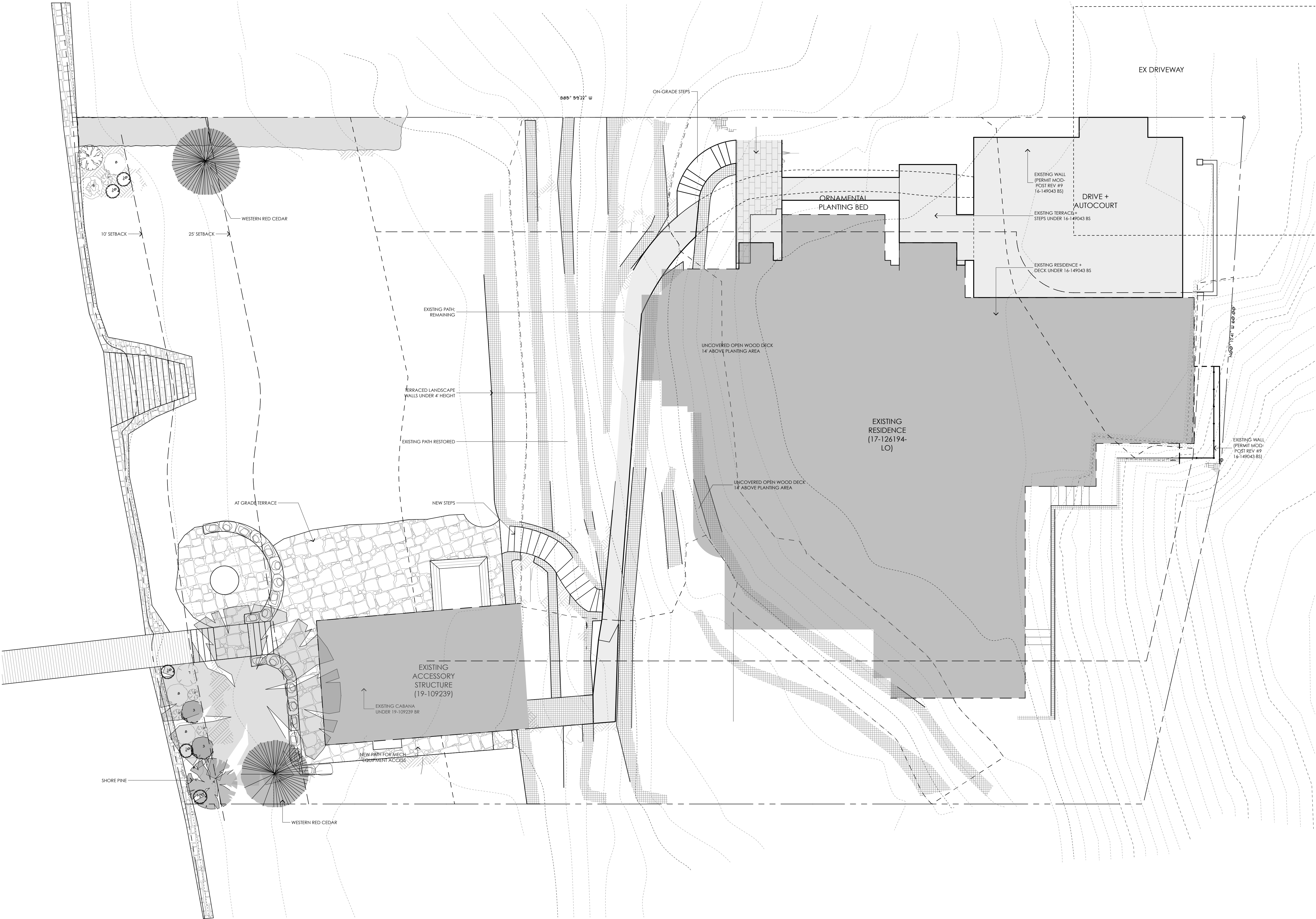
Authority: Land Use Code 20.25E.160
Reviewer: Reilly Pittman, Development Services Department

LANDSCAPE MITIGATION
LEGEND:



PLANTING SCHEDULE:
RE: MITIGATION PLAN FOR SPECIFICATIONS, NOTES + DETAILS

PLANTING TYPE	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	QUANTITY	PLANTING NOTES
PLANTING TYPE 01	DOUGLAS FIR	PSUEDOTSUGA MENZIESII	5 GA, 4'-6" BALLED BURLAP OR SIM.	9'-0" O.C.	4	PART SHADE - SUN, DRY - MOST
PLANTING TYPE 02	BIG LEAF MAPLE	ACER MACROPHYLLUM	5 GA, 4'-6" BALLED BURLAP OR SIM.	9'-0" O.C.	2	SUN - SHADE, DRY - MOST
PLANTING TYPE 02B	VINE MAPLE	ACER CIRCINATUM	5 GA, 4'-6" BALLED BURLAP OR SIM.	9'-0" O.C.	2	SUN - SHADE, DRY - MOST
PLANTING TYPE 03	BEAKED HAZELNUT	CORYLUS CORNUA	2 GA. MIN.	6'-0" O.C.	8	PART SHADE - SHADE, DRY - MOIST
PLANTING TYPE 04	SHOREPINE	PINUS CONTORTA	5 GA, 4'-6" BALLED BURLAP OR SIM.	9'-0" O.C.	5	SUN - PART SHADE, DRY - MOST
PLANTING TYPE 05	SCOULER'S WILLOW	SALIX SCOULERIANA	5 GA, 4'-6" BALLED BURLAP OR SIM.	9'-0" O.C.	3	SUN - PART SHADE, MOIST - WET
PLANTING TYPE 06	WESTERN CRABAPPLE	MALUS FUSCA	5 GA, 4'-6" BALLED BURLAP OR SIM.	9'-0" O.C.	19	SUN - PART SHADE, DRY - MOST
PLANTING TYPE 07	SNOWBERRY	SYMPHORICARPOS ALBUS	2 GA. MIN.	4'-6" O.C.	26	SUN - SHADE, DRY - MOST
PLANTING TYPE 08	RED OSIER DOGWOOD	CORNUS SERICEA	2 GA. MIN.	4'-6" O.C.	25	PART SHADE, DRY
PLANTING TYPE 09	HIGH BUSH CRANBERRY	VIBURNAM EDULE	2 GA. MIN.	4'-6" O.C.	18	SUN - PART SHADE, MOIST
PLANTING TYPE 10	RED FLOWERING CURRANT	RIBES SANGUINEUM	2 GA. MIN.	4'-6" O.C.	82	SUN - PART SHADE, DRY - MOST
PLANTING TYPE 11	EVERGREEN HUCKLEBERRY	VACCINIUM OVATUM	2 GA. MIN.	24" O.C.	138	PART SHDE - SHADE, DRY - MOIST
PLANTING TYPE 12	OREGON IRIS/DOUGLAS ASTER/ W. COLUMBINE	IRIS TENAX/ASTER SUBSPICATUS/ AQUILEGIA FORMOSA	1 GA. MIN.	24" O.C.	135	PART SHADE - SHADE, DRY - MOIST
PLANTING TYPE 13	SWORD FERN	POLYSTICHUM MUNITUM	1 GA	24" O.C.	38	PART SHADE - SHADE, DRY - MOIST
PLANTING TYPE 14	OREGON GRAPE	MAHONIA NERVOSA	1 GA	3'-0" O.C.	30	DRY - MOIST
PLANTING TYPE 15	MOCK ORANGE	PHILADELPHUS LEWISII	2 GA. MIN.	4'-6" O.C.	15	SUN - PART SHADE, DRY - MOIST
PLANTING TYPE 16	KINKINNICK	ARCTOSTAPHYLOS UVA-URSI	1 GA	24" O.C.	937 SF	SUN, DRY
PLANTING TYPE 17	COASTAL STRAWBERRY	FRAGARIA CHILOENSIS	4" POT	24" O.C.	586 SF	PART SHADE - SUN, DRY
PLANTING TYPE 18	DOUGLAS FIR	PSUEDOTSUGA MENZIESII	2 GA, 3" BALLED BURLAP OR SIM.	5'-0" O.C.	12	PART SHADE - SUN, DRY - MOIST
PLANTING TYPE 19	WESTERN RED CEDAR	THUJA PLICATA	5 GA, 4'-6" BALLED BURLAP OR SIM.	9'-0" O.C.	8	PART SHADE - SUN, DRY - MOST



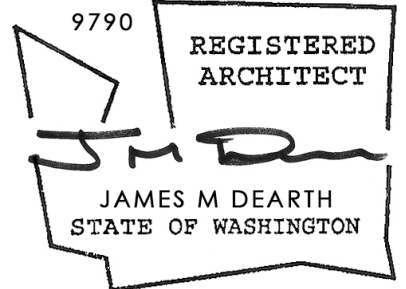
LANDSCAPE MITIGATION

SCALE: 1/8" = 1'-0"



RIPPLE
DESIGN STUDIO

206.913.2333
4303 STONE WAY N
SEATTLE, WA 98103



BRYANT RESIDENCE
701 SHORELAND DR SE BELLEVUE, WA

MITIGATION PLANTING PLAN
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RELEASE
25 MAR 2020
CALUP
SUBMITTAL
31 JULY 2020
CALUP
CORRECTIONS
17 NOV 2020
MITIGATION
UPDATES

C A . 1

BRYANT
RESIDENCE